

Dolphin Cottage Church Lane, Pyecombe

Brighton

£850,000



Dolphin Cottage Church Lane

Pyecombe, Brighton

Charming 3-bed detached flint cottage with loft room, cabin (Airbnb), garage, car port, wraparound gardens, and South Downs views. Ideal for families or countryside living.
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Three Bedroom Detached Flint Cottage
- Living Room with Log Burner
- Large Kitchen / Dining Room
- Substantial Loft Room
- Family Bathroom and En-Suite to Master
- Private Garden With Caravan, Natural WC & Shower - Ideal Holiday Let
- Off Road Parking Leading to Garage / Additional Car Port
- Utility Room
- Lovely Village Location On South Downs
- Surrounded by Pleasant Gardens and Views of the South Downs







Kitchen/Dining Room
21' 2" x 17' 2" (6.46m x 5.24m)
A range of white shaker wall and base units and drawers with Quartz worktops, double butler sink, space for appliances and dining table and chairs. Archway leads in to living room, door to inner hallway and further double patio doors out to garden.

Living Room
21' 1" x 9' 11" (6.42m x 3.01m)
Double aspect living room with exposed beams, feature fireplace with log burner, views on to gardens, door leading outside.

WC
6' 4" x 3' 0" (1.92m x 0.92m)
Useful ground floor cloakroom.

Utility Room
9' 8" x 5' 10" (2.94m x 1.77m)
Utility room situated to the rear of the garage. Door leading outside and further door in to garage.

Landing
11' 11" x 6' 4" (3.62m x 1.93m)
A spacious first floor landing with exposed beams and window letting in natural light.

Bedroom
16' 8" x 10' 11" (5.09m x 3.34m)
A spacious double master bedroom with exposed beams, double aspect windows with pleasant views, door leading to en-suite.

En-Suite
9' 1" x 8' 9" (2.78m x 2.67m)
A fantastic size four piece bathroom suite comprising walk in shower cubicle, freestanding rolltop bath, wash hand basin, WC and chrome heated towel rail.

Bedroom
11' 9" x 9' 8" (3.58m x 2.95m)
Further good size double bedroom.

Bathroom
7' 0" x 4' 10" (2.13m x 1.47m)
Modern white suite comprising double walk in shower cubicle, WC and wash hand basin.

Bedroom
12' 7" x 9' 4" (3.83m x 2.84m)
Further good size double bedroom currently used as a hobbies room.

Loft Room
24' 5" x 12' 2" (7.43m x 3.70m)
Stairs lead up to a fantastic size triple aspect loft room with door to good size eaves storage cupboard.

Cabin
16' 7" x 6' 9" (5.06m x 2.05m)
A caravan which has been converted in to a cabin and utilised as a successful AirBNB. Comprising a sofa seating area, kitchenette with cooker hob and fridge, bistro table and chairs and double bed.

Outside Bathroom
6' 11" x 4' 9" (2.10m x 1.46m)
An outdoor bathroom for use by the cabin comprising eco shower, wash basin and compost toilet.

Outbuilding
6' 8" x 6' 2" (2.04m x 1.88m)
Useful outbuilding with power and light, could be used as hobbies room or workshop.

Garden

Dolphin Cottage sits on a handsome corner plot with mature gardens to three sides.

Garden

Secret Garden - A discreet area to the south of the church, enjoying a fantastic vista of the south downs. Currently accessed via a large locked gate and commonly used as a holiday let, with a parked caravan, natural WC and shower facilities.









Pear Properties

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